

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Seattle

State: WA

PJ's Total HOME Allocation Received: \$67,599,903

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	A	Overall
Program Progress:				PJs in State:	14		
% of Funds Committed	91.40 %	91.66 %	10	91.92 %	44	46	
% of Funds Disbursed	87.18 %	86.54 %	5	82.65 %	67	64	
Leveraging Ratio for Rental Activities	6.16	7.13	1	4.67	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	86.87 %	94.74 %	10	81.09 %	45	33	
% of Completed CHDO Disbursements to All CHDO Reservations***	78.18 %	81.36 %	7	68.72 %	64	61	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	98.46 %	93.25 %	3	79.93 %	100	91	
% of 0-30% AMI Renters to All Renters***	70.66 %	62.70 %	5	44.94 %	100	87	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.79 %	99.05 %	11	94.87 %	58	50	
Overall Ranking:				In State:	8 / 14	Nationally:	95 91
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$36,723	\$25,149		\$25,717	910 Units	11.80 %	
Homebuyer Unit	\$35,762	\$19,814		\$14,669	287 Units	3.70 %	
Homeowner-Rehab Unit	\$14,827	\$20,352		\$20,391	263 Units	3.40 %	
TBRA Unit	\$687	\$1,713		\$3,201	6,248 Units	81.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Seattle WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$126,225	\$210,924	\$15,685
State:*	\$115,696	\$109,776	\$25,257
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ:	0.4 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.02

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	42.3	62.4	65.0	29.6	Single/Non-Elderly:	63.4	56.4	25.1	4.0
Black/African American:	36.3	13.2	24.3	50.8	Elderly:	13.2	1.4	49.0	0.4
Asian:	2.7	9.1	0.0	0.5	Related/Single Parent:	15.1	16.0	11.0	75.8
American Indian/Alaska Native:	2.7	0.7	0.8	4.2	Related/Two Parent:	6.3	20.2	11.0	19.3
Native Hawaiian/Pacific Islander:	0.2	0.0	0.0	0.7	Other:	2.1	5.9	3.8	0.5
American Indian/Alaska Native and White:	0.2	0.0	0.0	0.1					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.4	0.0	0.0	0.2					
American Indian/Alaska Native and Black:	0.2	0.0	0.0	0.5					
Other Multi Racial:	0.5	2.8	0.0	0.6					
Asian/Pacific Islander:	4.5	6.6	7.6	3.9					
ETHNICITY:					SUPPLEMENTAL RENTAL ASSISTANCE:				
Hispanic	9.8	5.2	2.3	8.9	Section 8:	53.6	0.0 #		
HOUSEHOLD SIZE:					HOME TBRA:	0.0			
1 Person:	72.1	54.7	61.2	1.9	Other:	7.8			
2 Persons:	11.2	15.0	20.2	31.1	No Assistance:	38.6			
3 Persons:	7.1	12.5	8.0	30.2					
4 Persons:	4.3	11.1	6.1	19.1					
5 Persons:	2.5	3.5	3.0	10.8					
6 Persons:	1.9	1.7	0.8	3.8					
7 Persons:	0.7	1.0	0.4	1.9					
8 or more Persons:	0.2	0.3	0.4	1.2					
					# of Section 504 Compliant Units / Completed Units Since 2001			86	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Seattle State: WA Group Rank: 95
(Percentile)
State Rank: 8 / 14 PJs Overall Rank: 91
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	86.87	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	78.18	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	98.46	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	98.79	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	1.97	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

